

BY:

AN ORDINANCE AMENDING CHAPTER 106 OF THE CODE OF ORDINANCES, THE CITY OF SHREVEPORT ZONING ORDINANCE, BY REZONING OF PROPERTY LOCATED ON EAST SIDE OF JACKIE ROBINSON, 200 FEET SOUTH OF MARTIN LUTHER KING DRIVE, SHREVEPORT, CADDO PARISH, LOUISIANA, FROM R-1H, URBAN, ONE-FAMILY RESIDENCE DISTRICT, TO B-2, NEIGHBORHOOD BUSINESS DISTRICT AND TO OTHERWISE PROVIDE WITH RESPECT THERETO

SECTION I: BE IT ORDAINED by the City Council of the City of Shreveport, Caddo Parish, Louisiana, in due, legal and regular session convened, that the zoning classification of property located on the east side of Jackie Robinson, 200 feet south of Martin Luther Drive, legally described as Lots 81 and 82, Lincoln Memorial Subdivision, Shreveport, Caddo Parish, Louisiana, be and the same is hereby changed from R-1H, Urban, One-Family Residence District to B-2, Neighborhood Business District.

SECTION II: THAT the rezoning of the property described herein is subject to compliance with the following stipulation:

1. Development of the property shall be in substantial accord with a revised site plan showing appropriate parking lot location as determined by staff, to be submitted to and approved by the Planning Director. Any significant changes or additions to the approved plan shall require further review and approval by the Planning Commission.
2. Site shall be re-platted into one lot prior to the issuance of any permits.
3. Landscaping plan shall be submitted to and approved by the Zoning Administrator prior to the issuance of a Certificate of Occupancy.

BE IT FURTHER ORDAINED that if any provision or item of this ordinance or the application thereof is held invalid, such invalidity shall not affect other provisions, items, or applications of this ordinance which can be given effect without the invalid provisions, items, or applications and to this end the provisions of this ordinance are hereby declared severable.

BE IT FURTHER ORDAINED that all ordinances or parts thereof in conflict herewith are hereby repealed.

**METROPOLITAN PLANNING COMMISSION  
LAND USE REPORT – MARCH 3, 2010**

nm

<b>CASE NO:</b>	<b>C-13-10:</b> 1929 Jackie Robinson	District: A/Lester
<b>APPLICANT:</b>	ISAAC CAMPBELL	District: 2/McCulloch
<b>LAND OWNER:</b>	Guy Hamilton Jr. & Isaac Campbell	
<b>LOCATION:</b>	East side of Jackie Robinson 200' south of Martin Luther King Drive	
<b>ZONING:</b>	R-1H to B-2	
<b>PROPOSED:</b>	Recycling center or other uses in this zoning classification	

**GENERAL INFORMATION:**

- Applicant is requesting approval to rezone this site in order to expand the existing recycling center located at 2219 Martin Luther King Drive. C-94-88 approved the recycling center.
- The recycling center is for aluminum cans and scrap metal. **No flattening equipment or trailer/truck bodies are allowed on site.** All materials will be enclosed in the building.
- Hours of operation are 8:00 a.m. to 5:00 p.m.

**SITE PLAN CONSIDERATIONS:**

- Site is 8,640'. New Building is 2,880 square feet and includes an office and warehouse.
- 14 parking spaces are shown. 9 parking spaces are required.
- Two driveways are shown.
- Landscaping is shown on the plan but the size and types of plants are not shown.
- A screening fence is shown around the site.
- 7' on premise sign is shown on the Martin Luther King side.

**PUBLIC'S ASSESSMENT**

3-3-10: 1 person spoke in favor; 2 people spoke in opposition.

**BOARD'S DECISION**

3-3-10: The Board voted 7-0 to defer and continue this application to the April 7, 2010 public hearing.

4-7-10: The Board voted 7-0 to recommend approval of the application subject to compliance with the following stipulations:

1. Development of the property shall be in substantial accord with a revised site plan showing appropriate parking lot location as determined by staff, to be submitted to and approved by the Planning Director. Any significant changes or additions to the approved plan shall require further review and approval by the Planning Commission.
2. Site shall be re-platted into one lot prior to the issuance of any permits.
3. Landscaping plan shall be submitted to and approved by the Zoning Administrator prior to the issuance of a Certificate of Occupancy.

\*\*\*Note: Staff shall set up a meeting with Shreveport Police Department representatives, applicant, and the neighbors to discuss policing issues, i.e., theft and crime.

The information stated herein is the result of discussion by a staff review team. The Board members will use all information made available to them in making their decision. A Planning Commission approval is a use approval only. The applicant is still responsible for complying with all other applicable Zoning Ordinance requirements and obtaining all necessary permits and approvals from other departments or agencies. This shall include, but not be limited to the requirements of the Zoning Administrator, building permits, liquor licenses, the parish health unit, and Certificates of Occupancy.

C-13-10

R-1H

500' NOTIFICATION  
AREA

R-1H

B-3

B-3

Dr Martin Luther King

Dr Martin Luther King Jr

B-2

B-2

R-1H  
to B-2

Legardy

George Washington Carver

Jackie Robinson

Booker T Washington

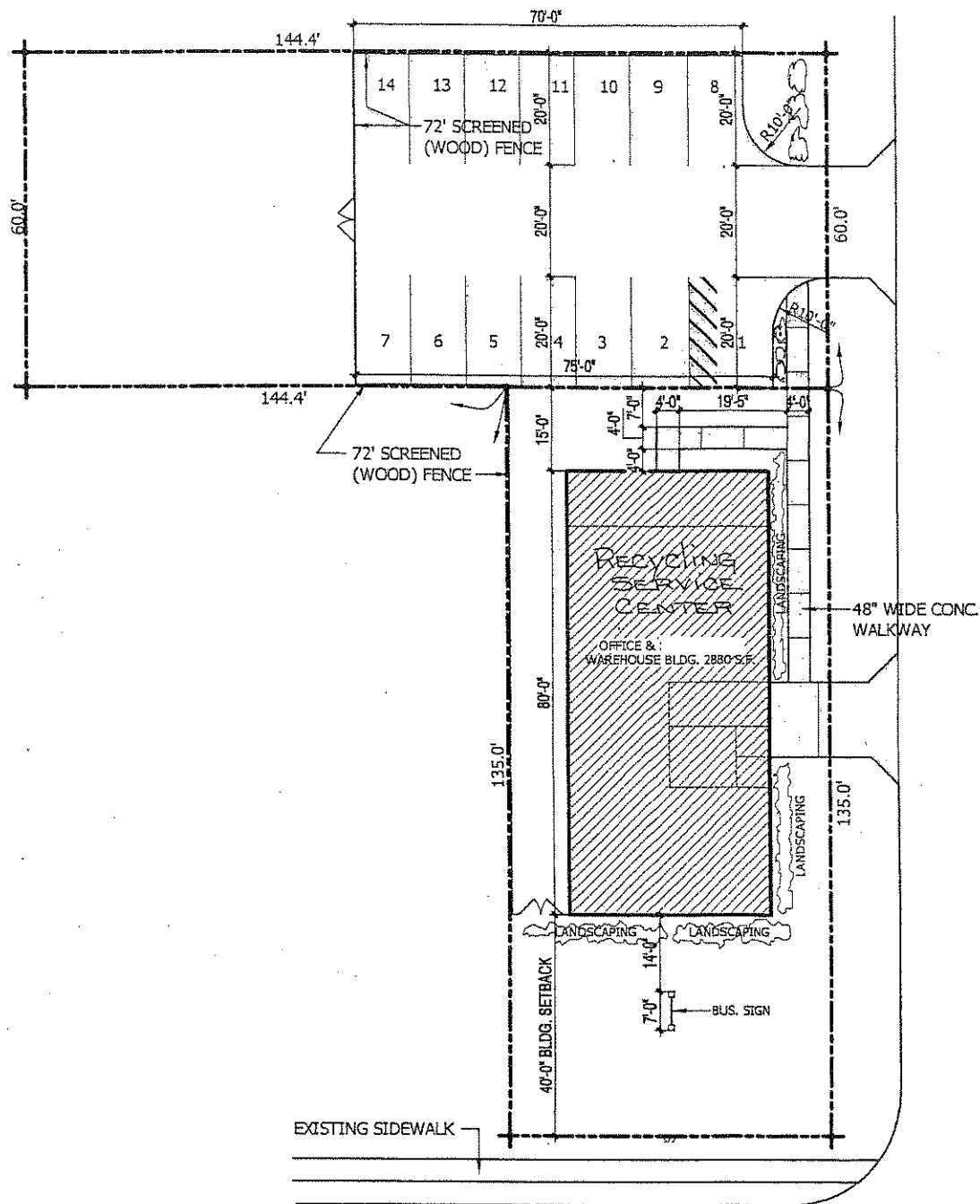
Joe Louis

R-1H

R-1H



SCALE: 1" = '200



JACKIE ROBINSON DRIVE

CENTERLINE MLK DRIVE

# 1 SITE PLAN

1"=20'-0"

APPLICATION: \_\_\_\_\_ CITY CASE \_\_\_\_\_ PARISH CASE

APPLICANT'S NAME: Isaac Campbell - C&H Aluminum

PEOPLE REPRESENTED BY APPLICANT other than self or property owner (if public information).

MAILING ADDRESS FOR ALL CORRESPONDENCE:

1823 Booker T. Washington

318-573-0212

PHONE: 318 424-0057

(between 8:00 & 5:00)

Shreveport, LA

ZIP CODE: 71107

FAX # \_\_\_\_\_

EXISTING ZONING:

B-1

PROPOSED ZONING:

B-2

ACCEPTABLE ALTERNATIVE:

MPC APPROVAL ☐

SITE PLAN ☐

PBG APPROVAL ☐

PUD APPROVAL ☐

PROPOSED USE: to erect a pre-fabricated building to buy scrap metal

EXISTING USE: None

IMPROVEMENTS TO BE CONSTRUCTED/REMOVED/DEMOLISHED: Building will be constructed and fenced.

REASON FOR APPLICATION (justification for zoning change): Adjacent lot is already zoned B-2 and these lots will be combined for the purpose stated above.

ADDRESS OF SITE: 2219 Martin L. King, Jr. Dr. - Shreveport, LA 71107

ASSESSOR'S ACCOUNT NUMBER: 181421032024700

Found on tax notice - example; 171413-057-0047-00

LEGAL DESCRIPTION: Lot 82 (60' x 144.4') Lincoln Memorial Subdivision

NAME, ADDRESS, AND SIGNATURE OF ALL PROPERTY OWNERS: The property owner's signature is mandatory. ALL property owners must sign. All property owners must sign unless one person has the power of attorney to sign for others and that power of attorney is submitted with the application. A managing partner in a corporation may sign and submit written authorization, or write "managing partner" by the signature. If in business name or corporation, list all persons owning 5% or more. Attach separate sheet if necessary.

Isaac Campbell  
Name  
1823 Booker T. Washington  
Address  
Shreveport, LA 71107  
Signature

\_\_\_\_\_  
Name  
\_\_\_\_\_  
Address  
\_\_\_\_\_  
Signature

\_\_\_\_\_  
Name  
\_\_\_\_\_  
Address  
\_\_\_\_\_  
Signature

C- 13 - '10

STATEMENT OF INTENT  
GENERAL REZONING

APPLICANT'S NAME: Isaac Campbell

NATURE AND DESCRIPTION OF BUSINESS: C&H Aluminum - we purchase scrap

Metal Recycling Service Center for Aluminum Can & Small  
Aluminum only

REASON FOR AMENDMENT: (It is public policy to amend the Zoning Ordinance only when one or more of the following conditions prevail)

       ERROR (there is a manifest error in the Zoning Ordinance)

       CHANGE IN CONDITIONS (changing conditions in a particular area make change in the Ordinance necessary and desirable)

✓ INCREASE IN NEED FOR SITES FOR BUSINESS & INDUSTRY (increased need for sites in addition to sites that are available)

       SUBDIVISION OF LAND (the subdivision of land into urban building sites makes reclassification necessary and desirable)

SQUARE FEET OF PROPERTY: 8,640 sq. ft.

SQUARE FEET OF STRUCTURE(S) 2,880 sq. ft.

PARKING SPACES REQUIRED: 3 SPACES PROVIDED: 3

HOURS OF OPERATION (state proposed hours) 8:00 a.m. - 5:00 p.m.

To operate beyond these hours, you will need to check "Hours of Operation" under "Variance Request" on the application page.

B-1	7AM to 7PM,
B-2 (within 300' of residential)	7AM to 10PM
B-2 (not within 300' of residential)	7AM to 12 midnight
B-3 hours	7AM to 12 midnight
SPI-3	7AM to 9PM

IS WATER PROVIDED  
BY THE CITY OF SHREVEPORT? Yes

IF NOT - WHAT IS THE SOURCE  
OF WATER?       

IS SEWER PROVIDED  
BY THE CITY OF SHREVEPORT? Yes

IF NOT - WHAT IS THE SOURCE  
OF SEWER?       

IF SEPTIC TANK - HAS IT BEEN APPROVED BY THE HEALTH DEPARTMENT? N/A

Water and/or Sewer availability letter will be required see the bottom of "check list" page second page of application packet).

IS PROPERTY IN A FLOOD PLAIN/FLOOD WAY? No

C- 13 - '10

# OPPOSITION

1921 Geo Wash CAR. Ave  
Shreveport, Louisiana 71107

Feb 17, 2010

RECEIVED

MAR 23 2010

Dear Sir or madame,

I live at 1921 George Washington  
Carver Avenue and I disagree with the  
rezoning of Mr. Isaac Campbell property  
from R-1H to R-2.

I disagree because of the unknown  
noise and level this will create in  
the community.

Thank - you for your co-operation  
in this matter.

Cleo Howard Richardson  
Mrs. Cleo H. Richardson

C-13-10

**SHREVEPORT METROPOLITAN PLANNING COMMISSION  
SUMMARY MINUTES OF THE PUBLIC HEARING  
APRIL 7, 2010**

A regularly scheduled public hearing of the Shreveport Metropolitan Planning Commission was held on Wednesday, April 7, 2010, at 1:00 p.m. at Government Plaza Chamber, 505 Travis Street, Caddo Parish, LA.

**Members Present**

Dale Colvin, Chairman  
Mary Ruffins, Vice Chairman  
Winzer Andrews, Secretary  
Mary Wilson  
Bessie Smith  
Desi Sprawls  
Christopher Washington

\*Larry Ferdinand (left at 2 p.m. & will be recorded as absent for voting)

**Staff Present**

Roy Jambor, Senior Planner  
Alan Clarke, Zoning Administrator  
Stephen Jean, Senior Planner  
Diane Tullos, Office Administrator  
Ione Dean, Senior Planner  
Ron Tisdale, Office Specialist

**Bus Tour**

C. Washington, M. Ruffins, D. Sprawls, W. Andrews

**Members Absent**

1 unfilled position

**Others Present**

Joe Shyne, City Council

The hearing was opened with prayer by **MRS. RUFFINS**, with the public being invited to participate.

The meeting was called to order and the procedure in hearing the applications on today's agenda was explained. All who wished to speak were urged to speak clearly into the microphone for the benefit of those present. Speakers were requested to give their name and mailing address for further staff reference.

All decisions rendered by the Metropolitan Planning Commission are subject to appeal to the appropriate governing body, either the City Council or the Caddo Parish Commission. Appeals must be filed within 10 days from the date a decision is rendered by the Metropolitan Planning Commission.

In compliance with legislative action, anyone wishing to comment on any item on the agenda, not scheduled for public hearing on this date, will be permitted 3 minutes to do so at the end of this meeting.

**■ APPROVAL OF MINUTES**

A motion was made by **MR. ANDREWS**, seconded by **MRS. SMITH**, to approve the minutes of the March 3, 2010 public hearing as submitted.

The motion was adopted by the following vote: Ayes: Messrs. **COLVIN**, **SPRAWLS**, **ANDREWS**, **WASHINGTON**, and Meses. **RUFFINS**, **SMITH**, and **DR. WILSON**. Nays: None. Absent: **Mr. FERDINAND**. Note: 1 unfilled position.

A motion was made by **MR. ANDREWS**, seconded by **MRS. SMITH**, to approve the minutes of the March 17, 2010 public meeting as submitted.

The motion was adopted by the following vote: Ayes: Messrs. **COLVIN**, **SPRAWLS**, **ANDREWS**, **WASHINGTON**, and Meses. **RUFFINS**, **SMITH**, and **DR. WILSON**. Nays: None. Absent: **Mr. FERDINAND**. Note: 1 unfilled position.

**► DEDICATIONS/ABANDONMENTS/SITE PLANS/SUBDIVISIONS/MPC APPROVALS****CASE NO. SP-17-10:**

**EARL & LINDA HUFF**

Estate of Gladys Cooper et al

Mohr & Assoc., Inc.

SE corner of Stage Coach Road and Janell Drive, ½ mile east of Mansfield Road

R-A

Meadowlake Farms Unit #7



**CASE NO. C-13-10:**

ISAAC CAMPBELL

Guy Hamilton Jr. & Isaac Campbell

East side of Jackie Robinson, 200' south of Martin Luther King Drive

R-1H to B-2

Recycling center or other uses permitted within this zoning classification

**On 3-3-10 this case was deferred and continued to the April 7<sup>th</sup> public hearing**

**Representative and/or support:**

Mr. Isaac Campbell (1823 Booker T. Washington, Shreveport, LA)

Mrs. Elnore Campbell (1818 Booker T. Washington, Shreveport, LA)

There was no opposition present.

A motion was made by MRS. RUFFINS, seconded by MR. SPRAWLS, to recommend approval of the application subject to compliance with the following stipulations:

1. Development of the property shall be in substantial accord with a revised site plan showing appropriate parking lot location as determined by staff, to be submitted to and approved by the Planning Director. Any significant changes or additions to the approved plan shall require further review and approval by the Planning Commission.
2. Site shall be re-platted into one lot prior to the issuance of any permits.
3. Landscaping plan shall be submitted to and approved by the Zoning Administrator prior to the issuance of a Certificate of Occupancy.

**(Discussion)**

MR. SPRAWLS asked staff to set up the meeting with the neighbors, the applicant, and representatives from the Police Department to discuss policing issues.

The motion was adopted by the following vote: Ayes: Messrs. COLVIN, SPRAWLS, ANDREWS, WASHINGTON, and Mes. RUFFINS, SMITH, and DR. WILSON. Nays: None. Absent: Mr. FERDINAND. Note: 1 unfilled position.